



**TO:** Planning Commission

**FROM:** Scott Harlicker,  
Planner

**DATE:** November 17, 2011

**SUBJECT:** **Planning Case 11-30**  
**Comprehensive Plan**  
**Amendment from Office to**  
**Community Commercial**  
Steve Culley and City of Coon  
Rapids  
295, 311 and 325 Northdale  
Boulevard

## **INTRODUCTION**

The applicants are requesting approval of an amendment to the City's Comprehensive Land Use Plan to change the land use designation from Office to Community Commercial.

## **ACTIONS**

Conduct a public hearing  
Recommendation by Planning Commission  
Decision City Council on December 20, 2011

## **ATTACHMENTS**

Air photo of area  
Land Use Map  
Narrative

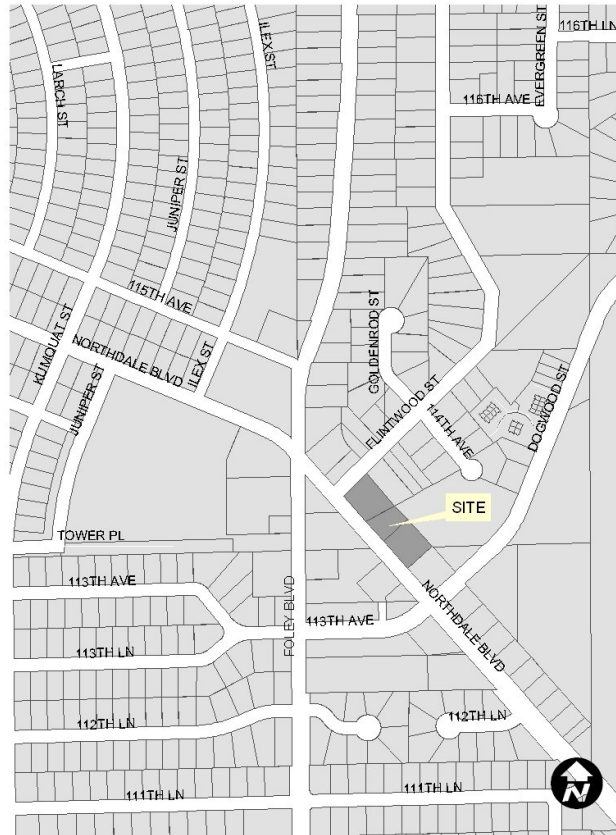
## **60 DAY RULE**

The applicant submitted this application on October 28, 2011. To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by December 27, 2011

## **LOCATION**

The subject properties are located on the north side of Northdale Boulevard, between Flintwood and Dogwood Streets.





### SURROUNDING AREA

	Existing Use	Comprehensive Plan	Zoning
<b>Subject Properties</b>	Beauty salon, vacant house, vacant retail building	Office	Office
<b>North</b>	Water treatment plant and day care	Institutional and Office	Low Density Residential2 and Office
<b>South</b>	Northdale Boulevard, gas station, fast food restaurant and office building	Community Commercial	Community Commercial
<b>East</b>	Office building	Office	Office/PUD
<b>West</b>	Flintwood St. and an auto repair business	Community Commercial	Community Commercial

## **BACKGROUND**

The proposed action is a change to the land use designation from *Office* to *Community Commercial*. The area consists of three lots and total 1.52 acres.

Address	Lot Size	Building size	Use
325 Northdale	26,299 sf.	4,797 sf.	Beauty salon
311 Northdale	15,271 sf.	608 sf.	Vacant house
295 Northdale	24,817 sf.	6,450 sf	Vacant building

The subject properties are adjacent to the Community Commercial zoned properties that comprise the Foley Boulevard/ Northdale Boulevard commercial area. The abutting properties to the north are a day care center and a municipal water treatment facility. These uses serve as a buffer between the businesses along Northdale Boulevard and the single family neighborhood to the north. The property to the east is a medical office and is zoned Office/PUD. This parcel and Dogwood Street serve as a buffer to the residences and school on the east side of Dogwood Street.

Changing the land use designation of the subject parcels to *Community Commercial* would be the logical extension of the existing commercial land uses at the intersection Northdale and Foley Boulevards. It is consistent with the *Community Commercial* land use designation on the south side of Northdale Boulevard. It would allow the redevelopment or use of the subject parcels in a manner that is compatible and consistent with the other parcels in the commercial node.

The City's Comprehensive Plan identified the Northdale and Foley Boulevard commercial area as an area that may require some revitalization. Changing the subject properties land use designation to *Community Commercial* would allow these properties be rehabbed and redeveloped in a manner consistent with the community commercial character of the area.

The stated intent of the *Community Commercial* land use designation is to provide for moderate intensity shopping centers and peripheral businesses serving wide areas of the city and having minimal detrimental influences on surrounding residential area.

## **RECOMMENDATION**

In Planning Case 11-30, recommend approval of the proposed land use amendment based on the following findings:

1. The proposed land use amendment is compatible with the surrounding land use designations and land uses.
2. The proposed land use amendment would not have an adverse impact on the area.
3. Redeveloping these is parcels as *Community Commercial* would be a logical extension of the existing *Community Commercial* land uses to the south and west.